

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		LEWIS AVE, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:		1
Owner 1:	GO DARBON & CHRISTINA A					
Owner 2:						
Owner 3:						
Street 1:	40 LEWIS AVE					
Street 2:						
Twn/City:	ARLINGTON					
St/Prov:	MA	Cntry:		Own Occ:	Y	
Postal:	02474	Type:				

PREVIOUS OWNER

Owner 1:	CHUNG CHRISTINA A -		
Owner 2:	-		
Street 1:	40 LEWIS AVE		
Twn/City:	ARLINGTON		
St/Prov:	MAY	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 1250 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	504,400			504,400
Total Card	0.000	504,400			504,400
Total Parcel	0.000	504,400			504,400
Source: Market Adj Cost	Total Value per SQ unit /Card:		403.52	/Parcel: 403.5	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	496,700	0	.		496,700	496,700	Year End Roll	12/18/2019
2019	102	FV	493,500	0	.		493,500	493,500	Year End Roll	1/3/2019
2018	102	FV	435,900	0	.		435,900	435,900	Year End Roll	12/20/2017
2017	102	FV	396,800	0	.		396,800	396,800	Year End Roll	1/3/2017
2016	102	FV	396,800	0	.		396,800	396,800	Year End	1/4/2016
2015	102	FV	366,300	0	.		366,300	366,300	Year End Roll	12/11/2014
2014	102	FV	333,500	0	.		333,500	333,500	Year End Roll	12/16/2013
2013	102	FV	333,500	0	.		333,500	333,500		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible][illegible]

april 2021

APPRAISED:	504,400 /	504,400
USE VALUE:	504,400 /	504,400
ASSESSED:	504,400 /	504,400



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	146238
	Prior Id # 2:	
	Prior Id # 3:	
1	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

!3938!

PRINT

Date	Time
12/10/20	19:03:31

LAST REV

Date	Time
07/12/18	17:05:4

	danam
	3938

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1900
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	77 - 7035

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	0
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.009999999
Adj \$ / SQ:	402.232
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619620
Depreciation:	115249
Depreciated Total:	504370

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	442.46	
Special Features:	0	Val/Su Net:	403.52	
Final Total:	504400	Val/Su SzAd	403.52	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,250	402.230	502,79
Net Sketched Area:		1,250	Total:	502,79
Size Ad	1250	Gross Are	1250	FinArea

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
1						
1						
0						

IMAGE

